Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Hamer Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,800,000

Median sale price

Median price $1,620,000 Property Type House Suburb Brunswick East

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	16 Talbot St BRUNSWICK 3056	$1,750,000	31/03/2025
2	1 Temuka Av BRUNSWICK EAST 3057	$1,780,000	01/01/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 02/06/2025 15:08

6 Hamer Street, Brunswick East Vic 3057

Charles Atkins
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Indicative Selling Price
$1,800,000
Median House Price
March quarter 2025: $1,620,000



4 2 1

Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Comparable Properties



16 Talbot St BRUNSWICK 3056 (REI/VG)

4 2 1

Price: $1,750,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House
Land Size: 329 sqm approx

Agent Comments



1 Temuka Av BRUNSWICK EAST 3057 (REI/VG)

4 2 1

Price: $1,780,000
Method: Private Sale
Date: 01/01/2025
Property Type: House
Land Size: 457 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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